

Document No. 3883  
Voted at Meeting of 11/1/79

BOARD OF APPEAL REFERRALS

NOVEMBER 1, 1979

1. Z-4542 John P. Granahan, Trustee  
85 State Street, Boston
2. Z-4555-4556 Rene Rubaud  
157-159 Newbury Street, Boston
3. Z-4557 480 Commercial Street Condominiums, Inc.  
478-482 Commercial Street, Boston
4. Z-4559-4560 Donald Corey, Trustee  
687-697 rear Massachusetts Avenue  
& 63-69 Northampton St., Boston
5. Z-4584 Marie Brown, Trustee  
121 Tremont Street, Brighton
6. Z-4594 John P. & Mary K. Riley  
700-710 Gallivan Boulevard, Dorchester
7. Z-4600 Park Square Building Trust, Airco Inc. (Lessee)  
1-59 St. James Avenue, Boston

## MEMORANDUM

November 1, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert J. Ryan, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 11/13/79

Z-4542  
John P. Granahan, Trustee  
85 State Street, Boston  
Near Kilby Street

Five-story structure - B-10

District(s):	apartment_____	general business B-10	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from one apartment and  
restaurant to four apartments and restaurant.

## Violation(s):

SectionRequiredProposed

- 8-7. Any dwelling converted for more families  
which does not meet the requirements of  
open space is forbidden in a B-10 district.
- 17-1. Open Space is insufficient.

Adjacent Faneuil Hall development mitigates the open space violation.  
Recommend Approval with Provisos.

VOTED: In Reference to Petition Z-4542, brought  
by John P. Granahan, Trustee, 85 State  
Street, Boston, for a forbidden use and  
variance for change of occupancy from  
one apartment and restaurant to four  
apartments and restaurant in a General  
Business (B-10) district, the Boston  
Redevelopment Authority recommends  
approval with the following provisos:  
That plans be submitted to the Authority  
for Design Review.





Z-4542

85 STATE ST.  
(B.P.)



Board of Appeal Referrals November 1, 1979

Hearing: 11/27/79

Z-4555-4556  
Rene Rubaud  
157-159 Newbury Street, Boston  
Near Dartmouth Street

Four Story Structure - B-4-70

District(s): apartment \_\_\_\_\_ general business B-4-70 industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Erect two additions to restaurant.

Violation(s):

Section

Required

Proposed

8-6 Extension of a conditional use requires  
Board of Appeal Hearing.

18-1. Front yard is insufficient; access is below  
grade of sidewalk.

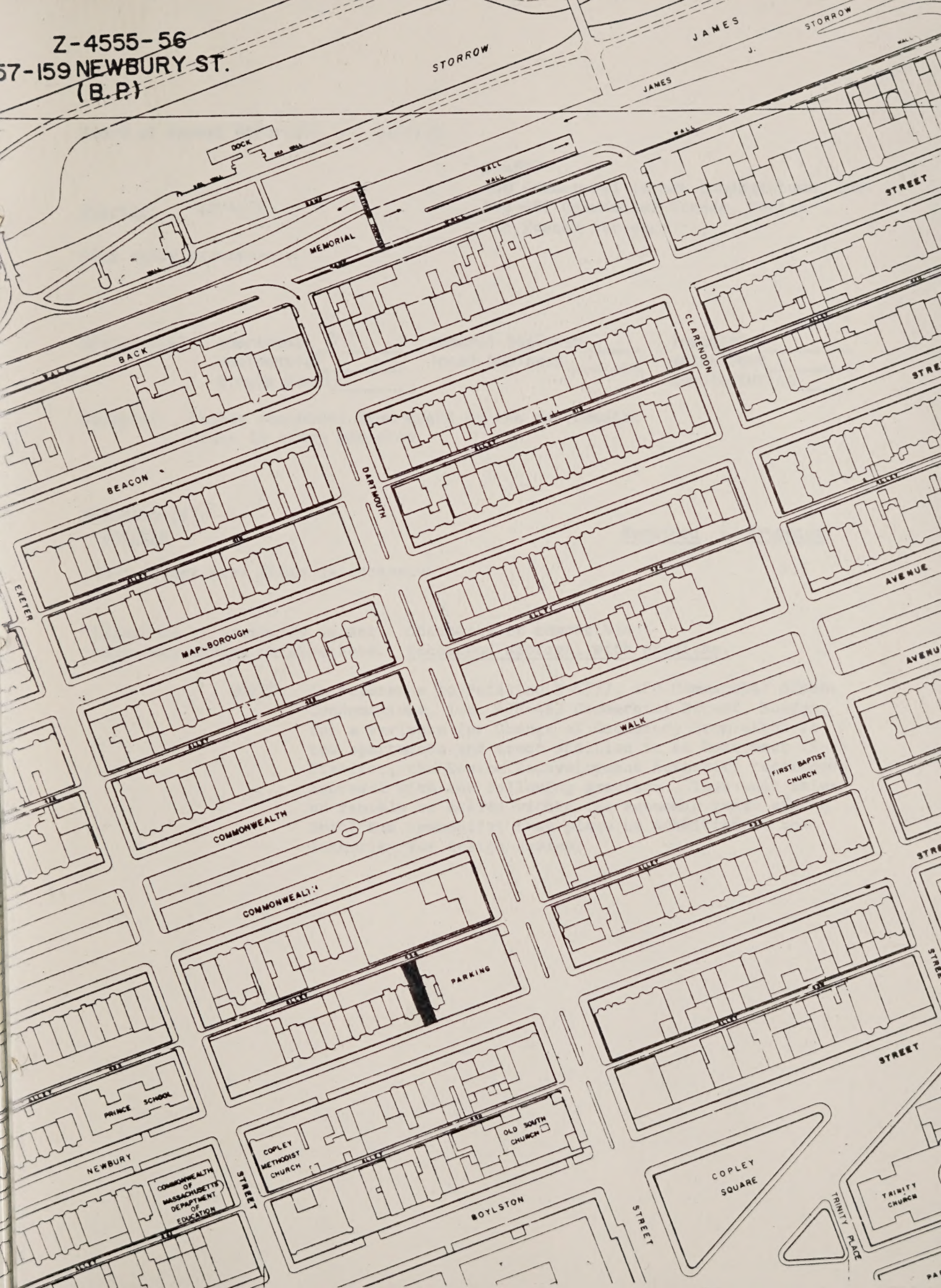
Essentially it is proposed to remove and replace existing stairs,  
excavate a portion of front yard and construct new cafe space with  
aluminum and glass roof.

This front yard expansion is inconsistent with the set back line  
of Newbury Street and eliminates desirable open space.  
Recommend Denial.

VOTED: In Reference to Petitions Z-4555-  
4556, brought by Rene Rubaud, 157-159  
Newbury Street, Boston, for a conditional  
use and variance to erect two additions to  
a restaurant in a General Business  
(B-4-70) District, the Boston Redevelopment  
Authority Recommends Denial. This front  
yard expansion is inconsistent with the  
set back line of Newbury Street and  
eliminates desirable open space.



Z-4555-56  
57-159 NEWBURY ST.  
(B.P.)





Board of Appeal Referrals 11/1/79

Z-4557  
480 Commercial Street Condominiums, Inc.  
478-482 Commercial Street, Boston  
at Foster Street.

Hearing: 12/4/79

Four story structure -

District(s): apartment H-3 general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Change occupancy from eight to ten apartments;  
erect 1½ story addition.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
15-1 Floor Area Ratio is excessive	3.	4.5

Structure is presently vacant. Occupancy is compatible  
with surrounding neighborhood. Recommend approval with provisos.

VOTED: In reference to Petition Z-4557, 480 Commercial Street  
Condominiums, Inc. 478-482 Commercial Street, Boston,  
for a variance for Change of Occupancy from eight to  
ten apartments and erect addition in an Apartment (H-3)  
District, the Boston Redevelopment Authority recommends  
approval with the following provisos: That unit sales  
or rentals be scaled within the economic range of the  
North End community; that plans be submitted to the  
Authority for design review.







Board of Appeal Referrals 11/1/79

Z-4559-4560  
Donald Corey, Trustee  
687-697 Rear Mass. Ave. &  
63-69 Northampton St., Boston

Hearing: 12/4/79

Parking Lots

District(s): apartment H-2 general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing M-1

Purpose: Change use of premises (two lots  
19 & 29 cars) from off-street private  
parking to public parking lot for fee.

Violation(s):

Section

Required

Proposed

8-7. Parking lot is conditional in a  
Restricted Parking M-1 District.

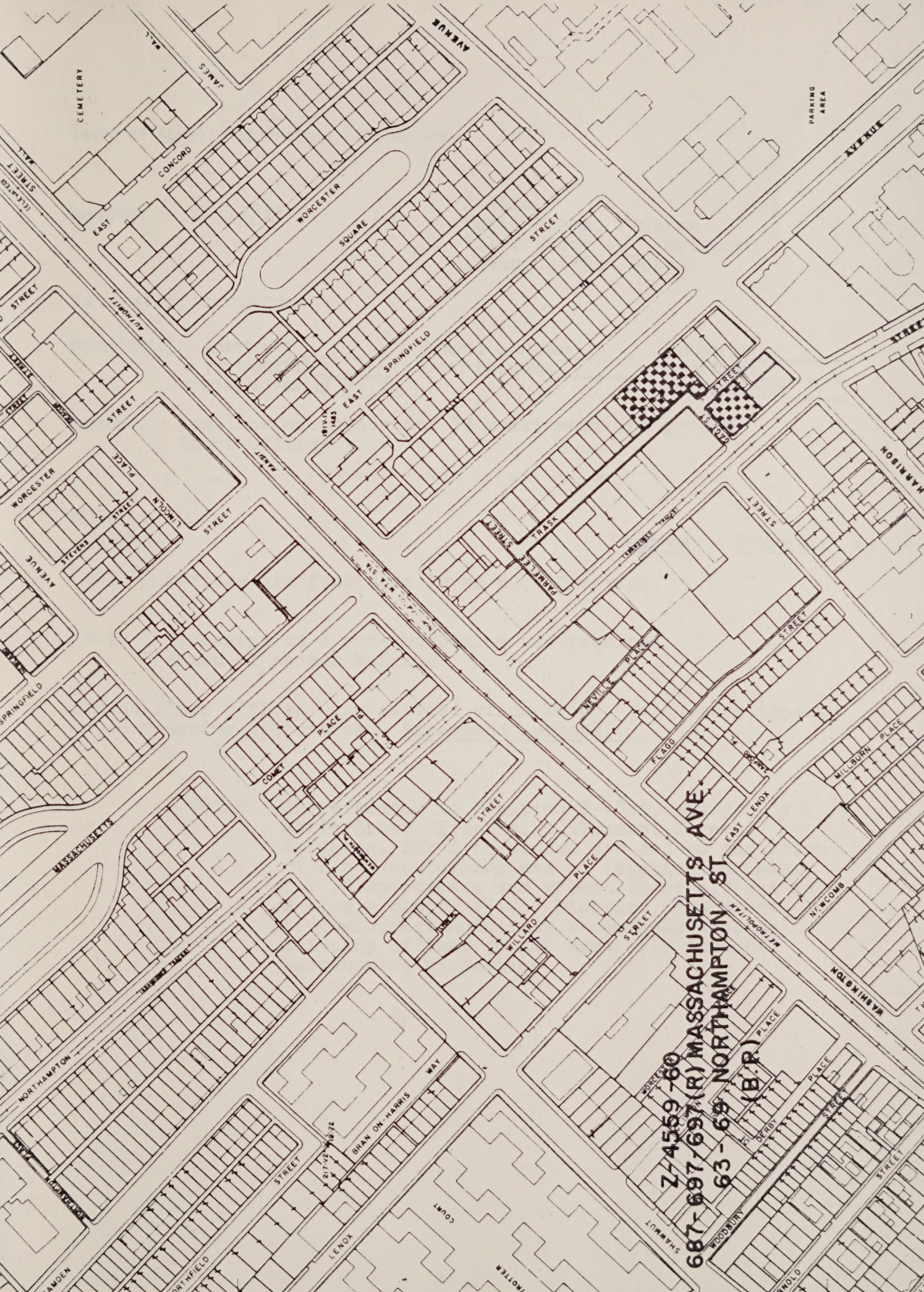
8-7. Parking lot for fee is forbidden in an H-2  
District.

Proposal would aggravate existing traffic conditions  
and congestion. Resident parking in this area is a  
problem. These lots should remain for private parking  
use. Little City Hall and neighbors are opposed.

Recommend denial.

VOTED: In reference to Petitions Z-4559-4560,  
brought by Donald Corey, Trustee,  
687-697 Rear Massachusetts Avenue &  
63-69 Northampton Street, Boston, for  
a forbidden use and a conditional use  
to change use of premises from off-  
street private parking to public parking  
for fee in Apartment (H-2) and restricted  
parking Manufacturing (M-1) Districts,  
the Boston Redevelopment Authority recommends  
denial. Proposal would aggravate existing  
traffic conditions and congestion. Resident  
parking in this area is a problem. These  
lots should remain for private parking use.  
Little City Hall and neighbors are opposed.





Z-4559-60

687-697-697 (R) MASSACHUSETTS AVE

63-69 NORTHAMPTON ST

(B.R.)



Marie Brown, Trustee  
121 Tremont St., Brighton  
Near Cufflin Street

VOTED: In reference to Petition Z-4584, brought by Marie Brown, Trustee, 121 Tremont Street, Brighton, for a forbidden use and an extension of a non-conforming use to legalize occupancy for 73 apartments and ground floor offices in a single family (S-.5) District, the Boston Redevelopment Authority recommends approval. Existing offices do not adversely impact surrounding properties.



Z-4584  
121 TREMONT ST.  
(BRI.)





Board of Appeal Referrals 11/1/79

Hearing: 1/29/80

Z-4594  
John P. & Mary K. Riley  
700-710 Gallivan Blvd.  
Dorchester  
at Wenlock Street

Gas Service Station

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business L-.5 waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: Erect one story, four bay repair shop  
garage for installation and servicing of  
exhaust systems and shock absorbers.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7 Repair shop garage is conditional in an L-.5 District.		
2-1 Rear Yard is insufficient.	20 ft.	6 ft.

Site is inappropriate. Repair facility and noise factor would seriously affect the abutting residential neighborhood. Proposal does not comply with requirements for conditional use. Overwhelming community opposition.  
Recommend denial.

VOTED: In reference to Petition Z-4594, brought by John P. and Mary K. Riley, 700-710 Gallivan Blvd., Dorchester, for a conditional use and a variance to erect a one-story repair shop garage in a Local Business (L-.5) District, the Boston Redevelopment Authority recommends denial. Site is inappropriate. Repair facility and noise factor would seriously affect the abutting residential neighborhood. Proposal does not comply with requirements for conditional use. Overwhelming community opposition.



Z-4594  
700-710 GALLIVAN BLVD.  
(DOR.)





## Board of Appeal Referrals November 1, 1979

Hearing: 11/20/79

Z-4600  
 Park Square Building Trust  
 Airco Inc. (Lessee)  
 1-59 St. James Avenue, Boston  
 At Arlington Street

Eleven story structure B-10

District(s):	apartment_____	general business B-10	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from offices, stores, bank to office  
 stores, bank, computer training facility.

## Violation(s):

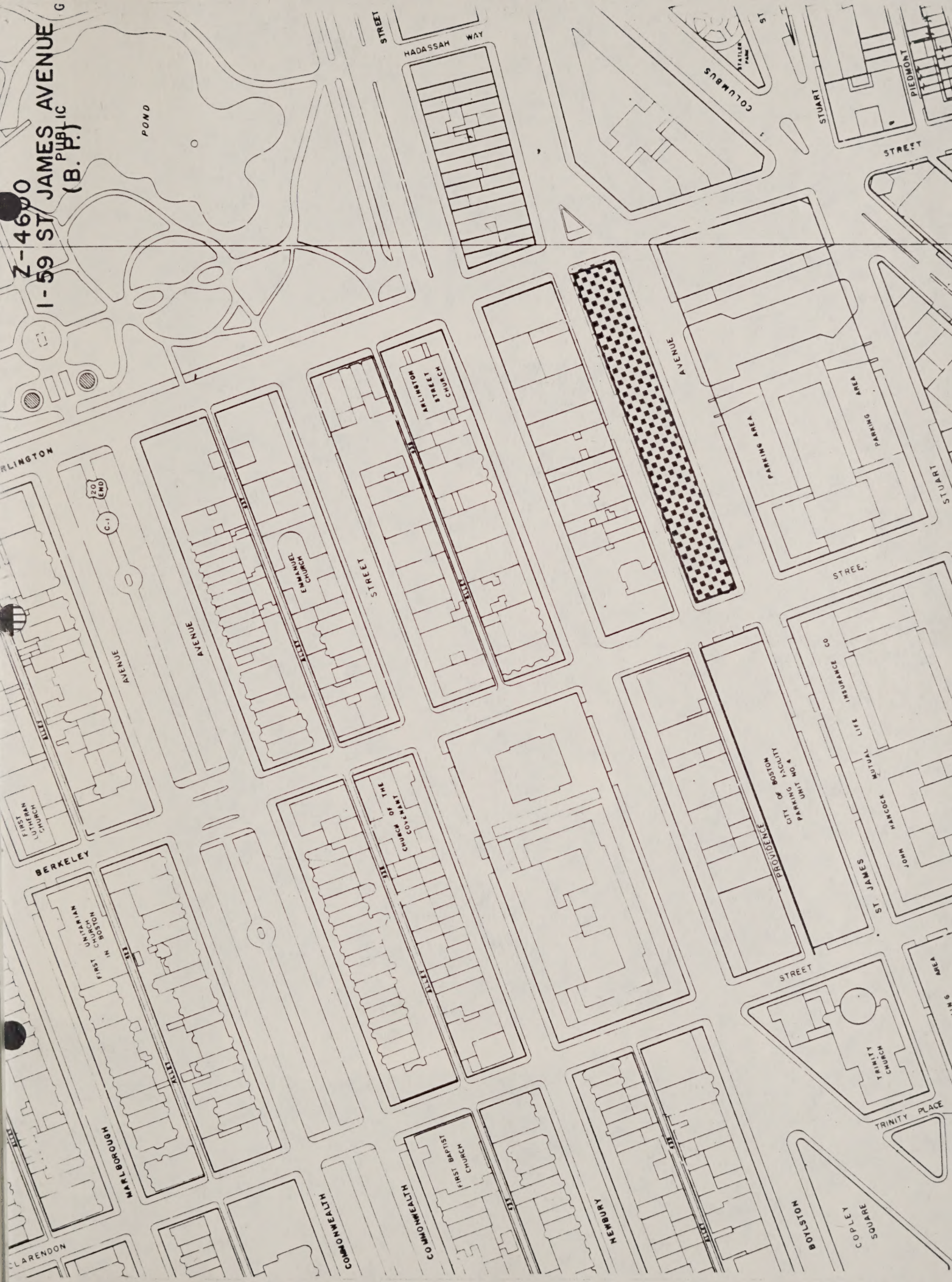
SectionRequiredProposed

8-7. Trade, professional or other school is conditional in  
 B-10 District.

Airco Inc. would lease space in Park Square Building for operation of a computer training facility. Approximately 200 students would be staggered throughout the school day (8AM-11PM). Proposal is consistent with General Commercial Area. Recommend Approval with Proviso.

VOTED: In Reference to Petition Z-4600, brought by Park Square Building Trust and Airco Inc., 1-59 St. James Avenue, Boston, for a conditional use for change of occupancy from offices, stores, bank to offices, stores, bank and computer training facility in a General Business (B-10) District, the Boston Redevelopment Authority recommends approval provided that the property remain fully taxable. Proposal is consistent with General Commercial Area.





Z-4600  
1-59 ST JAMES AVENUE  
(B.P.)  
PUBLIC

POND

STREET

HADASSAH WAY

COLUMBUS

STUART

STREET

PIEDMONT

ALAMEDA AVENUE

PARKING AREA

PARKING AREA

STREET

BERKELEY

20  
END  
C-1

ALAMEDA AVENUE

ALAMEDA AVENUE

EMMANUEL CHURCH

STREET

ST. JAMES CHURCH

STREET

CHURCH OF THE HOLY SPIRIT

STREET

BERKELEY

FIRST UNITED METHODIST CHURCH

MARSHALL STREET

COMMONWEALTH

COMMONWEALTH

FIRST BAPTIST CHURCH

NEWBURY

BOYLSTON

SCOTT

TRINITY PLACE

TRINITY CHURCH

INSURANCE CO

LIFE

HANDOCK

ST. JAMES

AREA

AREA